

026.0

Map

0006

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,031,500 /

USE VALUE: 1,031,500 /

ASSESSed: 1,031,500 /

Total Card /

Total Parcel

1,031,500

1,031,500

1,031,500

PROPERTY LOCATION

No

Alt No

Direction/Street/City

34 -36

WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ORFANOS STEVEN & MICHELLE

Owner 2:

Owner 3:

Street 1: 19 MOCASSIN PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: ORFANOS STEVEN -

Owner 2: -

Street 1: 22 MOCASSIN PATH

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2756 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

5000

Sq. Ft.

Site

0

80.

1.14

1

456,000

456,000

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

5000.000

575,500

456,000

1,031,500

Total Card

0.115

575,500

456,000

1,031,500

Total Parcel

0.115

575,500

456,000

1,031,500

Source: Market Adj Cost

Total Value per SQ unit /Card: 374.27

/Parcel: 374.27

Legal Description

User Acct

17920

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

026.0-0006-0004.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

575,500

0

5,000.

456,000

1,031,500

Year end

12/23/2021

2021

104

FV

549,500

0

5,000.

456,000

1,005,500

Year End Roll

12/10/2020

2020

104

FV

549,600

0

5,000.

456,000

1,005,600

1,005,600

Year End Roll

12/18/2019

2019

104

FV

410,200

0

5,000.

484,500

894,700

894,700

Year End Roll

1/3/2019

2018

104

FV

410,200

0

5,000.

353,400

763,600

763,600

Year End Roll

12/20/2017

2017

104

FV

385,900

0

5,000.

307,800

693,700

693,700

Year End Roll

1/3/2017

2016

104

FV

385,900

0

5,000.

262,200

648,100

648,100

Year End

1/4/2016

2015

104

FV

344,400

0

5,000.

256,500

600,900

600,900

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ORFANOS STEVEN,

63415-166

3/27/2014

Convenience

1

No

No

BRESCIA JOHN

29903-523

3/11/1999

357,000

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

8/12/2021

Mail Update

MM

Mary M

7/21/2017

MEAS&NOTICE

HS

Hanne S

4/30/2009

Measured

163

PATRIOT

6/14/2000

MLS

10/1/1999

Mailer Sent

10/1/1999

Measured

263

PATRIOT

8/10/1993

KT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

More: N Total Yard Items: Total Special Features: Total: